

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name Cote Brilliante Historic Districtother names/site number N/A**2. Location**Portions of East 10th and East 11th Streets, Park Avenue, Camryn Court,
street & number Vine, Center, Prospect, and Miller Streets, and Wiedemann Placenot for publication N/Acity or town Newportvicinity N/Astate Kentuckycode KYcounty Campbellcode 037zip code 41071**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ____ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ____ nationally ____ statewide ____ locally. (____ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

 entered in the National Register
 See continuation sheet. determined eligible for the National Register
 See continuation sheet. determined not eligible for the National Register removed from the National Register other (explain): _____Cote Brilliante Historic District
Name of PropertyCampbell County, KY
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously-listed resources in the count)

Contributing	Noncontributing	
125	6	buildings
		sites
2		structures
		objects
127	6	Total

Name of related multiple property listing

(enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

TRANSPORTATION/road-related

LANDSCAPE/street furniture/object

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

TRANSPORTATION/road-related

LANDSCAPE/street furniture/object

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE

LATE VICTORIAN/Italianate

LATE VICTORIAN/ Stick/Eastlake

19TH & 20TH CENTURY REVIVALS/

Colonial Revival

LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/

Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation STONE/sandstone; BRICK; CONCRETE

walls BRICK; WOOD/weatherboard; SYNTHETICS/vinyl;

ASBESTOS; CONCRETE LATE

roof ASPHALT; METAL; TILE

other

Refer to Continuation Sheet

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Refer to Continuation Sheets

Cote Brillante Historic District

Name of Property

Campbell County, KY

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8. Statement of Significance

Applicable National Register Criteria

Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of person significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses

high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1889-c. 1950

Significant Dates

1889

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hannaford, Samuel and Sons, architect

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Name of Property

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10. Geographical Data

Acreage of Property 29 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	16	717860	4329840	3	16	718000	4329240
2	16	718140	4329340	4	16	718540	4329500

N/A See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

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Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title David L. Taylor, Principal

organization Taylor & Taylor Associates, Inc. date December, 2004

street & number 9 Walnut Street telephone 814-849-4900

city or town Brookville state PA zip code 15825

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

7. Description

The Cote Brilliante¹ Historic District (Photos 1-23) consists of a late-nineteenth- and early-twentieth-century residential concentration of 29 acres located on the east side of the city of Newport, the county seat of Campbell County. Newport lies in northern Kentucky immediately south of Cincinnati and the Ohio River. The district contains a total of 135 resources, two of which (the Charles

¹Some references to the neighborhood spell it "Brilliant," without the "e." The majority of the references use the "e," and, for consistency, it will be used throughout this document

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Wiedemann House (Fig. 1; CP-N-249; Resource No. 119 and its adjacent carriage house (CP-N-249; Resource No. 118) were previously listed as a single property in the National Register (NR 8/18/84). With respect to the resource count which appears in Section 5, larger residential dependencies, such as larger garages, are included in the resource count, while smaller dependencies such as sheds and the diverse small garages built into the steep banks in front of houses throughout the district, are treated as uncounted landscape features. The district's various public roadways and alleys are counted collectively as a single contributing structure, as are the stone or concrete retaining walls between small front yards and the sidewalk, built because of the steep terrain. Of the 133 unlisted resources, 127 (95%) contribute to the character of the district and 6 (5%) are non-contributing. Most noncontributing properties are so designated because they have been insensitively altered to the extent that they no longer retain sufficient integrity to be considered contributing; a small number post-date the period of significance. Approximately 70% of the properties in the district were built between 1890 and 1920, and the balance between 1920 and the end of the period of significance in 1950; two properties in the district post-date 1950. The district as a whole retains integrity and stands as a strong, physically-cohesive concentration of individual buildings of identical function (historic and current) which is located within a geographical area whose boundaries can be readily defined by the character of the properties found within.

The Cote Brillante Historic District consists of three principal streets, East Tenth Street (originally Water Works Road), Vine Street, and Park Avenue. Vine Street and Park Avenue extend in a generally southeast direction from East Tenth Street, which runs in a generally north-to-south direction. Center Street extends for one block between Center and Vine Streets and becomes East Eleventh Street after crossing Vine Street. Prospect Street and Miller Street intersect Park Avenue near the district's southern boundary and Wiedemann Place is an unopened street running in front of the previously-listed Charles Wiedemann House at the southwest corner of the district. Hillside Alley (also appearing on some maps as Marz Alley) runs between Vine and Center Street and a portion of another alley (also referred to as Hillside on some maps) extends from Hillside/Marz Alley eastward between Vine Street and Park Avenue; due to the rugged terrain, this alley is not open beyond Center Street. Park Avenue is the district's widest street with a right-of-way of 60' followed by Vine Street with a 50' right-of-way and Center Street which is 40' in width. The alleys have rights-of-way of 15'. The alleys and streets are asphalt-paved and the streets have concrete curbs and sidewalks. Parking is permitted

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on most streets and street lighting employs cobra-head devices on wooden poles with overhead wiring.

The district is laid out in narrow buildings lots (Fig. 2). Those in the original Cote Brillante subdivision typically incorporate a frontage of 30' and depths ranging from 100' to $\pm 230'$. The lots along much of East Tenth Street were part of the Ingalls Park subdivision (Fig. 3) and were originally $40' \times 175'$ but were subdivided early on to create frontages of 32' to 35' allowing for the construction of more houses along this particular street.

The district is densely built-up with houses having a nearly uniform front yard setback and very small side yards. By far, the largest parcel is that occupied by the Wiedemann house, originally a five-acre tract but presently slightly more than one acre in area. Vegetation in the district consists of small lawns and a scattering of trees and shrubbery on the steep side hill between Park Avenue and Vine Street.

The topography of the Cote Brillante Historic District is characterized by steep hillside terrain on all streets but East Tenth Street which is nearly flat. Moving easterly from East Tenth Street, both Park Avenue and Vine Street rise sharply for about five hundred feet before cresting and falling away to the eastern edges of the district. Panoramic views of the Cincinnati skyline across the Ohio River can be enjoyed from the highest points in the district. Drawing upon that feature, the areas immediately north and south of the district are undergoing ambitious luxury-scale contemporary residential development, all oriented toward the viewshed offered by the city skyline.

The vast majority of the district's buildings are two stories in height and are built of brick and wood; a cottage at 768 East Tenth Street (Resource No. 31) is of rock-faced concrete block construction and employs smooth-dressed concrete block quoins. Foundation materials include stone (typically laid in a coursed rubble pattern) and concrete block and roof forms are split evenly between gabled and hipped. Both front-facing and laterally-oriented gable roofs appear and roof cladding includes standing-seam metal, asphalt shingles, and one occurrence of ceramic tile, on the house at 1101 Park Avenue (Resource No. 78). The flat-topped window form is favored throughout the district, generally with one-over-one sash; windows in the pediments of some gable ends are round- or segmental-arched. Palladian window forms appear on some modestly-derived Colonial Revival-style houses. The

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Cincinnati/Newport/Covington area was home to a number of art glass studios, and their work appears throughout the district in residential transom sash and sidelights, executed both in clear beveled plate glass and colored glass, the latter of which typically exhibits foliated design motifs.

The properties in the Cote Brillante Historic District represent a variety of styles of design. Some buildings employ vernacular² adaptations of formal styles and others were erected without reference to any particular architectural style.

Several examples of repetitive house types occur in the district, suggestive of a healthy tradition of speculative building early in the district's history. One of these house types occurs in brick and is two stories in height, with a gable-end-oriented two-bay facade with the main entrance offset on one side. The entrance is shielded by a pedimented portico of wood construction supported by Doric posts and trimmed with a turned spindle balustrade. The pediment of the portico incorporates a curvilinear wood decorative motif which, on at least one example, is repeated on a larger scale on the main door. Examples of this house type include 728 and 730 East Tenth Street, 1026 Vine Street, and 1102, 1104, and 1108 Vine Street (Resource Nos. 16, 17, 40, 43, 44, and 45, respectively; CP-N-505, 506, 528, 531, 532, and 533, respectively)

An earlier repetitive house type in the district is vaguely Italianate in character, with a flat facade of one or two bays, with a modest bracketed cornice. This house type appears in both brick and wood and is seen at 618 East Tenth Street, in the adjacent houses at 1120 and 1122 Vine Street, in 1125 and 1144 Vine Street, and in 1126 and 1015 Park Avenue (Resource Nos. 7, 49, 50, 62, 107, 115, and 130, respectively; CP-N-497, 537, 538, 550, 594, 602, and 614, respectively).

Pairs of repetitive house types include the matching properties at 1135 and 1133 Vine Street (Resource Nos. 58 and 59, respectively; CP-N-546 and 547, respectively) which are of masonry with gable roof and gable-end orientation and a gable-end oriented front porch. Another matching pair are the two adjacent houses at 1159 and 1161 Vine Street (Resource Nos. 102 and 103, respectively; CP-N-589 and 590, respectively), which are of wood, with a hipped roof and a facade including a shallow

²When used herein, the term *vernacular* is best explained by the definition appearing in Ward Bucher's *Dictionary of Building Preservation*: "a building built without being designed by an architect or someone with similar formal training, often based on traditional or regional forms."

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forward-projecting gabled bay on the right side of the facade and an open porch on the balance of the facade.

An architectural detail which is repeated throughout the district involves the use of a shed roof with a sloping stylized Mansard motif penetrated by an oversized wall dormer. Houses with this feature are typically of two stories in height and appear both in brick and wood. Examples of this characteristic appear on the houses at 1022 and 1114 Vine Street, and 1113, 1121, 1165, and 1029 Park Avenue (Resource Nos. 38, 46, 84, 88, 105, and 123, respectively; CP-N-526, 534, 571, 575, 592, and 608, respectively)

Viewing the district stylistically, the Italianate style appears occasionally in the district and is most often reflected in bracketed cornices which grace the facades of several of the district's shed-roofed houses and some with laterally-oriented gable roofs. Representative examples include the houses at 618 and 702 East Tenth Street, 1121 Vine Street, and 1113, 1165, 1144, 1140, 1126, 1027, 1015, and 1013 Park Avenue (Resource Nos. 7, 9, 64, 84, 105, 107, 108, 115, 124, 130, and 131, respectively; CP-N-497, 498, 552, 571, 592, 594, 595, 602, 609, 614, and 615, respectively).

The Eastlake style, noted for its use of profuse turned and scroll-sawn architectural embellishment, appears on several relatively elaborate wood porches within the Cote Brillante Historic District. Among these are the properties at 1132 Vine Street, and 1101, 11-05, and 1163 Park Avenue (Resource Nos. 55, 78, 80, and 104, respectively; CP-N-543, 565, 567, and 591, respectively).

The Colonial Revival style appears in a few Cote Brillante houses. This style is typified by a formality and symmetry of massing, and may incorporate a Palladian window in the pediment of gable ends. Such properties in the district include 734 East Tenth Street, 1030 Vine Street and 1111 and 1134 Park Avenue (Resource No. 18, 42, 83, and 111, respectively; CP-N-507, 530, 570, and 598, respectively).

By the 1920s, Bungalows were being erected in the district, typically with a laterally-oriented gable roof, a dormer on the facade, and a recessed front porch. Built in Cote Brillante in both brick and wood, Bungalows include the houses at 1132 Vine Street and 1101, 1105, and 1163 Park Avenue (Resource Nos. 55, 78, 80, and 104, respectively; CP-N-543, 565, 567, and 591, respectively).

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Appearing concomitant with Bungalows, American Foursquares typically exhibit a hipped-roofed, blocky form and dormers on the slopes of their roofs. In Cote Brillante the few Foursquares are the adjacent properties at 760 and 762 East Tenth Street, as well as 1103, 1035, and 1031 Park Avenue (Resource Nos. 27, 28, 113, 120, and 122, respectively; CB-N-516, 517, 600, 605, and 607, respectively).

The buildings in the Cote Brillante Historic District are generally in good to excellent condition. Although the appearance of some properties suggests deferred maintenance, in no case has the deteriorated condition of an individual property rendered it noncontributing to the character of the district as a whole. Alterations to the buildings in the district include the application on non-historic siding (principally vinyl), the replacement of original porch supports, and the replacement of historic window sash with new units. Alterations to properties within the district do not occur in any significant concentration and fail to detract from the district's ability to convey its overall appearance during the period of significance.

Sensitive rehabilitation activity has occurred throughout the district, including the rehabilitation of the former Wiedemann carriage house (Resource No. 118; CP-N-249).

The area immediately surrounding the Cote Brillante Historic District is undergoing major change. At the top of the hills south of the Wiedemann house and on the hilltop north of Vine Street, large, upscale homes are being built, oriented to the Cincinnati skyline. A modern home (Resource No. 73) is at 1029 Vine Street, on the former site of the New Press Brick and Stone Company, a brick yard which incorporated six brick kilns and a detached machine shop which contained a brick-making machine.³ No remnants of this operation are extant. A second new house (Resource No. 117) was under construction on Park Avenue at the time of the preparation of the nomination. Of brick construction, the latter is remarkably compatible with the character of the district. In October, 2003 the area east of and outside of the district along lower Park Avenue and Grand Avenue was cleared for new commercial development.

³*Sanborn Fire Insurance Map, Newport, Kentucky* (New York,: Sanborn Map Company, 1910).p

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Summarizing, the predominate character of the Cote Brilliante Historic District is that of a late-nineteenth-century/early-twentieth-century northern Kentucky residential suburb containing modestly-detailed and -proportioned domestic architecture executed in wood, brick, and concrete block.

The following Resource Inventory describes the properties found within the Cote Brilliante Historic District. Dates of construction are generally approximate to within ten years and where historic names are known, they appear along with the description. All properties are considered to be contributing to the character of the district except those marked with an "NC" indicating that they are non-contributing, either because they date from outside the period of significance of the district or because their integrity has been compromised by insensitive alterations. The installation of non-historic siding or replacement window units does not necessarily preclude a property's being deemed contributing within the character of the district. Rather, integrity is most closely evaluated according to National Register Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, which states that integrity remains "if the significant form, features, and detailing are not obscured." The test of integrity also relies to a degree on the standard argument which poses the question, "If individuals from the past were to return and view the property, would they recognize it?" The numbers are keyed to the map accompanying the nomination.

1. 602 East Tenth Street (CP-N-491): First story of brick with stucco-finished upper story, with rectilinear bay window centered above front porch. Broadly overhanging eaves with exposed rafters, reminiscent of Prairie style (c. 1910)
2. 604 East Tenth Street (CP-N-492): Front-sloping flared gable roof with recessed porch on north side, with 2-story bay window on south side of facade with scalloped eaves, decorative brickwork and shingled pediment with curvilinear decorative louvered vent (c. 1900)
3. 606 East Tenth Street (CP-N-493): 2-story house with large centered gable on facade and wrap-around veranda supported by replacement brick porch supports. Fenestration 1/1, set singly and in pairs. Brick chimney with tile chimney pots. (c. 1890)
4. 612 East Tenth Street (CP-N-494): Vernacular hipped-roofed residence of wood with recessed porch on north side of facade and south wing on facade with chamfered corners. Fenestration flat-topped, 1/1 and hipped dormer on roof. (c. 1895)

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5. 614 East Tenth Street (CP-N-495): Residence of wood, 2 stories in height, with L-shaped facade with wrap-around veranda with Eastlake trim including turned and sawn ornament; replacement lower balustrade. Fenestration flat-topped, 1/1, set singly and in pairs. Installation of vinyl siding has been reasonably sensitively accomplished. (c. 1890)
6. 616 East Tenth Street (CP-N-496): This house is nearly repetitive to the property immediately to the south. Wrap-around veranda on L-shaped facade; with replacement porch supports and balustrade. Flat-topped fenestration, 1/1, with replacement sash units except for large window on first story of facade with transom sash (c. 1890).
7. 618 East Tenth Street (CP-N-497): One of a series of repetitive house types found throughout the district, incorporating a modestly-detailed facade capped with a vernacular Italianate cornice. Hipped-roofed front porch with replacement supports and balustrade (c. 1890).
8. rear, 618 East Tenth Street (CP-N-497): modern 1-story wood garage with gable-end orientation to Vine Street (c. 1970; NC)
9. 702 East Tenth Street (CP-N-498): This is an architectural anomaly in this neighborhood and may well pre-date the establishment of the neighborhood in the late 1880s. Its modest vernacular character suggests that it may date from a considerably earlier period, standing along Water Works Road, the former name for East Tenth Street before Ingalls Park was platted. Simple detailing, with Italianate vernacular cornice on facade (c. 1870).
10. 704 East Tenth Street (CP-N-499): The wood house has an L-shaped facade, with windows on both first and second story and shed-roofed replacement porch in the angle of the ell on the north elevation. Fenestration flat-topped, with replacement sash and non-historic inoperable shutters (c. 1900).
11. 708 East Tenth Street (CP-N-500): This is a vernacular residence of wood with a hipped roof and projecting gable-roofed sections, including on the facade which has a multi-light "Queen Anne"-style window in the pediment. Wrap-around veranda with replacement balustrade and original Eastlake-style turned posts and a ball pendant over the angled corner of the porch at the entrance from the street. Stylized eaves (c. 1890).
12. 710 East Tenth Street (CP-N-501): Stylistically distinctive in the neighborhood, this brick house has an asymmetrically-massed facade with the main entrance offset on the north side, and the original pilasters which supported the porch retained, although the porch has been removed. The 1910 *Sanborn Fire Insurance Map* indicates there to have been a porch extending across the entire facade. Fenestration flat-

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topped with paired 1/1 sash and a large 1-single sash unit with an art glass transom. Paired window articulated by center pilaster, seen elsewhere in the neighborhood. Bracketed wood cornice (c. 1905).

13. 712 East Tenth Street (CP-N-502): This is a 1½-story vernacular cottage with a hipped roof and gable dormers penetrating the facade and side elevations. The property exhibits little architectural embellishment. Porch extends across facade, with replacement supports and balustrade of wrought iron. Like many houses in the neighborhood, a garage, in this case of rock-faced concrete block, has been inserted into the bank in front of the house (c. 1910).
14. 720 East Tenth Street (CP-N-503): This is one of a pair of adjacent repetitive houses (the other, CP-N-504, is to the north). The house is gable-end oriented and has eaves on the facade which project forward considerably from the plane of the building. In the pediment of the gable is a semi-circular window assembly incorporating some art glass. On the second story is a door with transom and sidelights accessing the roof of the porch and the first story has an offset entrance and an original porch of rock-faced concrete block with supports and balustrade intact (c. 1900).
15. 724 East Tenth Street (CP-N-504): This is one of a pair of adjacent repetitive houses (the other, CP-N-503, is to the south). The house is gable-end oriented and has eaves on the facade which project forward considerably from the plane of the building. In the pediment of the gable is a semi-circular window assembly incorporating some art glass. On the second story is a door with transom and sidelights accessing the roof of the porch and the first story has an offset entrance and an original porch of rock-faced concrete block with supports and balustrade intact (c. 1900).
16. 728 East Tenth Street (CP-N-505): This is one of a series of repetitive house types in this neighborhood, including the property immediately to the north (CP-N-506). The 1910 *Sanborn Fire Insurance Map* indicates that the house is depicted "from plans," suggesting that it was not completed at that time. It has a gable-end orientation with a 2-bay facade and an open wood porch with an offset pediment over the main entry; on the surface of the pediment are curvilinear stylized decorative motifs. The porch also retains the original open turned spindle balustrade. Except for a round-arched window in the pediment of the facade, fenestration is flat-topped (1910).
17. 730 East Tenth Street (CP-N-506): This is one of a series of repetitive house types in this neighborhood, including the property immediately to the south (CP-N-505). It has a gable-end orientation with a 2-bay facade and an open wood porch with an offset pediment over the main entry; on the surface of the pediment are curvilinear stylized decorative motifs. The porch also retains the original open turned spindle balustrade. Except for a round-arched window in the pediment of the facade, fenestration is flat-topped. Like many other homes in the neighborhood, a concrete block garage has been inserted into the bank in front of the house (c. 1910).

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18. 734 East Tenth Street (CP-N-507): This is a Colonial Revival vernacular brick house with gable-end orientation and a 2-bay facade with an offset entrance with art glass transom and sidelights. Rock-faced concrete block front porch with concrete balustrade. In the pediment of the gable is a Palladian window; other fenestration is flat-topped, 1/1 (c. 1900).
19. 738 East Tenth Street (CP-N-508): This modestly-detailed vernacular house has gable-end-oriented facade with the main entrance offset on the south side of the facade and a paired pedimental window. Fenestration is flat-topped, 1/1, with plain stone lintels. The house does not appear on the 1910 *Sanborn Fire Insurance Map* (c. 1915).
20. 740 East Tenth Street (CP-N-509): This is a gable-end oriented vernacular brick house with a hipped-roofed front porch set on a foundation of rock-faced concrete block and supported by rock-faced concrete block piers and incorporating a concrete balustrade. The upper facade includes a distinctive window form with three sash units, the centermost of which has an art glass transom. The eaves are supported by Adirondack-style braces. A garage is built into the bank in front of the house (c. 1905).
21. 744 East Tenth Street (CP-N-510): It appears that this was one of early twentieth-century houses erected in Ingalls Park and that at a later time, c. 1940, the present facade, including sunrooms on both the first and second floors. The main entrance is recessed and on the north side of the facade is a large segmental-arched window with casement sash and transoms (c. 1900).
22. 748 East Tenth Street (CP-N-511): This Arts-and-Crafts-style home is shingle-sided with a laterally-oriented gable roof and a large gable dormer centered on the 3-bay facade. A gable-end-oriented porch extends across the facade, supported by battered wood piers set on bases of rock-faced concrete block with the original open wood balustrade intact. Fenestration is flat-topped, 1/1 (c. 1920).
23. 750 East Tenth Street (CP-N-512): Modest vernacular residence with gable-end-oriented facade and 2-bay configuration with the main entrance offset on the south side of the facade. Fenestration is flat-topped, 1/1, with plain sills and lintels. In the pediment of the gable on the facade is a round-arched window, in-filled with vent louvers. Extending across the facade is a brick porch, with plain brick piers and a perforated brick balustrade (c. 1905).
24. 754 East Tenth Street (CP-N-513): This is a yellow brick house with a hipped roof and a forward-projecting gable wing on the south side of the facade, creating an L-shaped facade. A modest pedimented portico is on the north side of the facade and shields the main entrance. Fenestration is flat-topped, 1/1, except for a large single-hung widow with a transom centered on the gable of the facade. Smooth-dressed masonry water table (c. 1905).

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25. 756 East Tenth Street (CP-N-514): Modestly-detailed vernacular house with buttered brick facade, two bays in width, with main entrance offset on the south side of the facade. Fenestration generally flat-topped, 1/1, except for the pediment of the gable on the facade which has a round-arched windows. Extending across the first story is a wood porch supported by Tuscan columns and with a wood balustrade which appears to have replaced the original (c. 1905).
26. 758 East Tenth Street (CP-N-515): Simply-detailed vernacular house of brick with gable-end orientation and 2-bay facade, with fenestration generally flat-topped, except for a round-arched window in the pediment of the gable on the facade which has been partially in-filled to accommodate flat-topped storm sash; the original sash appears to have been retained behind the storm sash. Hipped-roofed front porch of wood, with Tuscan columns and replacement balustrade of modern treated wood. Pressed metal porch skirting that simulates rock-faced stone (c. 1905).
27. 760 East Tenth Street (CP-N-516): This hipped-roofed American Foursquare has a hipped roof, a dormer centered on the facade, flat-topped fenestration, and a porch on the first story, supported by Tuscan columns; a garage has been built into the bank in front and the original garage doors have been removed and replaced with a single door and paired windows (c. 1915).
28. 762 East Tenth Street (CP-N-517): This is an American Foursquare with 2-bay facade and hipped roof; clad in vinyl siding. Front porch supported by plain wood posts without notable detail; replacement balustrade of modern treated wood. Concrete block garage built into the bank in front of the house; garage doors in-filled with concrete block and single door installed (c. 1915).
29. 776 East Tenth Street (CP-N-518): This is a vernacular residence with gable-end orientation to the street; it is a near twin to its neighbor on the north (CP-N-519). Its 3-bay facade has a centered entrance shielded by a simple porch with replacement supports. Windows generally flat-topped, except for a pointed-arched window in the pediment of the gable on the facade. Brick chimney with plain chimney pots (c. 1905).
30. 778 East Tenth Street (CP-N-519): This is a vernacular residence with gable-end orientation to the street; it is a near twin to its neighbor on the south (CP-N-518). Its 3-bay facade has a centered entrance shielded by a simple porch with replacement supports. Windows generally flat-topped, except for a pointed-arched window in the pediment of the gable on the facade. Brick chimney with plain chimney pots (c. 1905).
31. 768 East Tenth Street (CP-N-520): This cottage is distinctive in the neighborhood for its rock-faced concrete block exterior finish, with corners articulated by smooth-dressed quoins. The main portion of the house is hipped-roofed, and a gabled wing projects forward creating an L-shaped facade; a shed-

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roofed front porch is in the angle of the ell. A bay window is on the north elevation and a small hipped dormer is on the facade (c. 1900)

32. rear, 768 East Tenth Street (CP-N-520): 1-story detached wood garage (c. 1920)
33. 782 East Tenth Street (CP-N-521): Vernacular house with gable-end orientation to the street and a shed dormer on the south elevation. 2-bay facade with main entrance offset on the north side and a large window with a transom on the south side of the facade. Fenestration flat-topped. Hipped-roofed front porch with replacement supports of wrought iron. Like many other homes in the neighborhood, a garage, in this case of rock-faced concrete block and for three vehicles, is built into the bank in front of the house. The property to the north and north east has been cleared for an upcoming commercial development (c. 1900).
34. 1012 Vine Street (CP-N-522): The main section of this vernacular house has a laterally-oriented gable roof and a gable-roofed wing extends forward creating an L-shaped facade; a shed-roofed porch with Eastlake trim is in the angle of the ell. Porch retains original turned upper balustrade and a quarter-sunburst motif in the fascia. Fenestration is flat-topped, 1/1, with windows set singly and in pairs. Some windows retain original trim with bull's-eye corner blocks. Stylistically, this house appears to be one of the earliest erected in the district (c. 1890).
35. 1014 Vine Street (CP-N-523): This is a vernacular residence of wire-cut brick construction, with a shallow shed roof and a flat-roofed porch extending across the facade, supported by brick piers and with a brick railing on the first story. The porch has a wood railing along its perimeter. The facade incorporates paired entry doors and two windows, one of which is an oversized unit with art glass transom. The upper facade is 3 bays in width, with a door accessing the porch and another similarly-designed oversized window. Fenestration is flat-topped, with most windows having three vertical lights over one (c. 1920).
36. 1016 Vine Street (CP-N-524): This is a gable-front Arts-and-Crafts-style cottage of wood, clad in vinyl siding, with an open gable-end oriented porch offset on the facade, supported by wood posts set on brick piers and incorporating a perforated brick balustrade typical of those seen elsewhere in the district and throughout areas of northern Kentucky. Large shed dormers appear to have been added, likely within the period of significance (c. 1920).
37. 1020 Vine Street (CP-N-525): This is a vernacular residence with gable roof and gable-end orientation to the street. No notable architectural detail. Original porch supports and railing replaced with brick piers and perforated brick railing, typical of those seen elsewhere in the district and throughout areas of northern Kentucky (c. 1900).

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38. 1022 Vine Street (CP-N-526): This is a vernacular brick residence with a shed roof with a stylized sloping Mansard with a centered gable on the facade on the facade. An original lateral section at the rear creates an L-shaped facade and a modest hipped-roofed porch is in the angle of the ell. Fenestration is generally flat-topped, , with plain sills and lintels; on the facade paired windows are on the second story and a modern oriel is below them on the first (c. 1890).
39. 1024 Vine Street (CP-N-527): This is a vernacular residence of wood with a laterally-oriented gable roof with a center gable on the facade. Main entrance offset on the east side of the facade, suggestive of a side-passage interior plan. Fenestration flat-topped, 1/1. Shallow-pitched shed-roofed porch on facade with replacement wrought iron supports and railing. The house appears to be one of the earlier in the district (c. 1890).
40. 1026 Vine Street (CP-N-528): This is a gable-end oriented brick house with detailing and form repetitive to several others in the neighborhood. Main entrance offset on the west side, suggestive of a side-passage interior plan. Fenestration is generally flat-topped, set singly and in pairs. In the pediment of the gable on the facade is a segmental-arched window, a detail matching similar windows on East Tenth Street. A pedimented portico shields the main entrance, supported by decorative rock-faced concrete block posts and having detail in the pediment matching that seen elsewhere in the district.(c. 1910).
41. 1028 Vine Street (CP-N-529): The 1910 *Sanborn Fire Insurance Map* indicates this to have been an L-shaped single-story cottage; the angle of the ell has been in-filled and the original fenestration, assuredly double-hung, has been changed and sliding windows installed, all contributing to a resultant loss of integrity. (c. 1900; NC)
42. 1030 Vine Street (CP-N-530): This is a modestly-detailed gable-end-oriented Colonial Revival-style wood residence with a hipped-roofed porch on the 2-bay facade and the main entrance offset on the west side, suggestive of a side-passage interior plan. Most fenestration is flat-topped, 1/1; in the pediment of the gable on the facade is a Palladian window. Shed dormers have been added on the roof. Original 1-story bay window on east elevation (c. 1900).
43. 1102 Vine Street (CP-N-531): This is one of a series of repetitive house types found in this neighborhood and one of three adjacent along Vine Street. The house is gable-end-oriented with the main entrance offset on the west side of the facade, suggestive of a side-passage interior plan. The original main door has been retained, ornamented with a curvilinear decorative motif which is repeated in the pediment of the portico shielding the main entrance. The original portico supports and balustrade have been replaced by piers of fieldstone and a fieldstone enclosure has been built around the front of the house. Fenestration is generally flat-topped, except for a segmental-arched pedimental window, a motif seen elsewhere in the district (c. 1910).

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44. 1104 Vine Street (CP-N-532): This is one of a series of repetitive house types found in this district and one of three adjacent along Vine Street. The house is gable-end-oriented with the main entrance offset on the west side of the facade, suggestive of a side-passage interior plan. The original portico supports and balustrade are intact, including a curvilinear motif in the pediment of the portico seen elsewhere in the neighborhood. Fenestration is generally flat-topped, except for a segmental-arched pedimental window, a motif also seen elsewhere in the neighborhood (c. 1910).
45. 1108 Vine Street (CP-N-533): This is one of a series of repetitive house types found in this neighborhood and one of three adjacent along Vine Street. The house is gable-end-oriented with the main entrance offset on the west side of the facade, suggestive of a side-passage interior plan. The original portico supports and balustrade are intact, including a curvilinear motif in the pediment of the portico seen elsewhere in the district. Fenestration is generally flat-topped, except for a segmental-arched pedimental window, a motif also seen elsewhere in the district (c. 1910).
46. 1114 Vine Street (CP-N-534): This house is of brick, 2 stories in height, with a shed roof and stylized slate-clad Mansard on the facade with a dominating center gable above a hipped-roofed front porch. Fenestration is flat-topped, set singly and in pairs (c. 1890).
47. 1116 Vine Street (CP-N-535): This is a vernacular residence of buff-colored brick, with an intersecting gable roof and a modestly-detailed front porch supported by plain brick piers matching the finish of the house. Fenestration is flat-topped, with soldier-course lintels. The facade exhibits small returns of the cornice (c. 1900).
48. 1118 Vine Street (CP-N-536): Likely among the earlier buildings in the neighborhood, this is a single-story vernacular wood cottage, L-shaped in plan, with a hipped-roofed front porch shielding the 2-bay facade. Intersecting gable roof system with partial returns of the cornice on the gable ends. Vinyl siding. Fenestration flat-topped without notable detail (c. 1890).
49. 1120 Vine Street (CP-N-537): This house is one of two adjacent repetitive house types, examples of which are also found elsewhere in the neighborhood. Essentially rectangular in form, the house has a shed roof and a wrap-around veranda has been added to the facade and east elevation; this feature did not appear on the 1910 *Sanborn Fire Insurance Map* which depicted the house. Paired windows on the upper facade and an oversized window with a transom on the first story (c. 1890).
50. 1122 Vine Street (CP-N-538): This house is one of two adjacent repetitive house types, examples of which are also found elsewhere in the neighborhood. Essentially rectangular in form, the house has a shed roof and a wrap-around veranda has been added to the facade and east elevation; this feature did not appear on the 1910 *Sanborn Fire Insurance Map* which depicted the house. Paired windows on the upper facade and an oversized window with a transom on the first story (c. 1890).

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51. 1124 Vine Street (CP-N-539): This is a 1-story vernacular cottage of brick construction, with an L-shaped plan and an intersecting gable roof system with partial returns of the cornice on the gable ends. In the angle of the ell on the facade is a shed-roofed porch which, according to the 1910 *Sanborn Fire Insurance Map* which depicted the property has been slightly modified. Fenestration is flat-topped, 1/1, with windows set singly and in pairs. Corbeled gable-end interior chimneys with chimney pots (c. 1890).
52. 1126 Vine Street (CP-N-540): This cottage appears on the 1910 *Sanborn Fire Insurance Map* for the neighborhood. The building is a vernacular wood frame cottage with an L-shaped facade and a recessed porch on the east side of the facade. Fenestration is flat-topped, 1/1 and a curved window has been inserted into a portion of the facade (c. 1900).
53. 1128 Vine Street (CP-N-541): This appears to be one of the earlier homes built in the neighborhood. It is a 1-story wood frame cottage with an L-shaped facade and a modest porch in the angle of the ell. Fenestration is flat-topped, 1/1, with windows set singly and in pairs. It is a near twin to its neighbor to the east, CP-N-542. (c. 1890).
54. 1130 Vine Street (CP-N-542): This appears to be one of the earlier homes built in the neighborhood. It is a 1-story wood frame cottage with an L-shaped facade and an enclosed porch in the angle of the ell. Fenestration is flat-topped, 1/1, with windows set singly and in pairs (c. 1890).
55. 1132 Vine Street (CP-N-543): This property exhibits many of the characteristics of the Bungalow including the recessed front porch a large dormer (shed dormer in this case), etc. It is among the later buildings built in this neighborhood (c. 1930).
56. 1136 Vine Street (CP-N-544): This appears to be one of the earlier homes in the neighborhood, although it has undergone considerable change. Gable-end orientation to the street, with paired windows on the facade, a design feature seen elsewhere in the neighborhood. Partial returns of the cornice on the gable ends (c. 1890).
57. 1138 Vine Street (CP-N-545): One-and-one-half-story vernacular cottage of wood, with gable roof and gable-end orientation to the street, with a shed-roofed section added at the rear at an indeterminate time. Paired flat-topped 1/1 windows in gable end and a diamond-shaped window in the pediment. Partial returns of the cornice on the gable ends and 2 chimneys along roofline (c. 1890).
58. 1135 Vine Street (CP-N-546): This is one of a pair of nearly repetitive adjacent houses, each with gable roof and gable-end orientation to the street, with a shallow-pitched gable-end oriented front porch, paired windows on the second story, and decorative shingling in the pediment. The house is not depicted on the 1910 *Sanborn Fire Insurance Map* for Newport (c. 1915).

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59. 1133 Vine Street (CP-N-547): This is one of a pair of nearly repetitive adjacent houses, each with gable roof and gable-end orientation to the street, with a shallow-pitched gable-end oriented front porch, paired windows on the second story, and decorative shingling in the pediment. The exterior of this house is more fanciful than that of its neighbor, including the use of light-colored stone inserts randomly placed within the brick of the facade. The porch supports are of fieldstone. It is not known if these features are original, but they appear to date from within the period of significance. A stone mailbox stands in the yard and a garage, capped with a broken pediment, is built into the bank in front of the house. The house is not depicted on the 1910 *Sanborn Fire Insurance Map* for Newport (c. 1915).
60. 1131 Vine Street (CP-N-548): This is a vernacular residence of wood construction clad in vinyl, with a gable roof and gable-end orientation to the street. 1½ stories in height, gable dormers have been added on the side slopes of the roof. An original pedimented portico is on the east side of the facade, supported by replacement posts. Fenestration is flat-topped, with some alteration (c. 1900).
61. 1127 Vine Street (CP-N-549): This property represents a repetitive house type in the neighborhood, with a stylized Mansard penetrated by a large gable wall dormer. Of wood construction clad in asbestos shingles, the house has a front porch with brick piers, added after the original construction but appearing to date from within the period of significance (c. 1890).
62. 1125 Vine Street (CP-N-550): This one of several similarly-designed 2-bay wood homes in the neighborhood, incorporating a simple facade capped with a bracketed cornice and incorporating a front porch. In this case the original porch supports have been replaced with wrought iron. Fenestration is flat-topped, 1/1, without notable ornament (c.1890).
63. 1123 Vine Street (CP-N-551): This is a 2-story residence of wood with a stylized Mansard roof and a large gabled wall dormer centered on and dominating the facade. The dormer has imbricated shingle trim in the pediment. The front porch has been altered with the replacement of the historic supports by wrought iron (c. 1890).
64. 1121 Vine Street (CP-N-552): This vernacular 2-bay 2-story house has a laterally-oriented gable roof with a centered gable on the facade. Small Italianate-style brackets are under the eaves. The exterior is clad in non-historic siding. Fenestration is flat-topped, with replacement 1/1 sash. There appear to be at least two additions at the rear, likely dating from within the period of significance (c. 1890).
65. 1119 Vine Street (CP-N-553): This is a gable-end-oriented vernacular house of wood, with imbricated shingling in the pediment on the facade. Three-bay facade with main entrance offset on the west side, suggestive of a side-passage interior plan. A double-gallery porch has been added to the facade; it did not

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appear on the 1910 *Sanborn Fire Insurance Map* of the neighborhood. Fenestration flat-topped, 1/1, without notable ornament (c. 1915).

66. 1117 Vine Street (CP-N-554): This is a brick residence with gable roof and gable-end orientation to the street, with a 2-bay facade and a gable-end oriented porch on the facade with stylized pedimental finishes. The porch is supported by slightly tapered Corinthian columns which rest on piers of rock-faced concrete block; the porch also features molded concrete balusters. Fenestration is flat-topped, 1/1. A 2-story addition of wood is at the rear (c. 1910).
67. 1115 Vine Street (CP-N-555): This is a vernacular wood frame residence with a gable-end-oriented front section and a rear section set at right angles. 2-bay facade, L-shaped in plan, with modest porch in the angle of the ell; porch appears as a wrap-around veranda in 1910 *Sanborn Fire Insurance Map*. Exterior clad in vinyl siding (c. 1900).
68. 1113 Vine Street (CP-N-556): Vernacular residence of wood, with hipped-roofed main section and gabled section projecting forward. Hipped-roofed front porch with replacement wrought iron supports. Fenestration is flat-topped, with historic 2/2 sash intact. Exterior clad in vinyl siding (c. 1900).
69. 1109 Vine Street (CP-N-557): This is one of a series of the nearly repetitive adjacent houses which incorporate a hipped-roofed rear section and a gable-roofed projecting section terminating with a front porch. This house has a brick porch with a perforated brick balustrade. Fenestration flat-topped, 1/1, with rock-faced sills and lintels. In the pediment of the gable is polychromic decorative brickwork (c. 1910).
70. 1107 Vine Street (CP-N-558): This is one of a series of nearly repetitive adjacent houses which incorporate a hipped-roofed rear section and a gable-roofed projecting section terminating with a front porch. This house has a wood porch with compatible replacement posts and balustrade. Fenestration flat-topped, 1/1, with smooth-dressed sills and lintels. In the pediment of the facade is polychromic decorative brickwork. A garage of rock-faced concrete block is built into the bank in front of the house (c. 1910).
71. 1105 Vine Street (CP-N-559): This is one of a series of nearly repetitive adjacent houses which incorporate a hipped-roofed rear section and a gable-roofed projecting section terminating with a front porch. This house has a brick porch with brick piers and a perforated brick balustrade. Fenestration flat-topped, 1/1, with smooth-dressed sills and lintels. In the pediment of the facade is polychromic decorative brickwork (c. 1910).
72. 1103 Vine Street (CP-N-560): This is one of a series of nearly repetitive adjacent houses which incorporate a hipped-roofed rear section and a gable-roofed projecting section terminating with a front

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porch. This house has a gable-roofed wood porch with replacement posts and balustrade. Most fenestration flat-topped, 1/1, with smooth-dressed sills and lintels. In the pediment of the facade is round-arched window (c. 1910).

73. 1029 Vine Street: modern wood house, built outside the period of significance of the district (c. 2000; NC)
74. 1023 Vine Street (CP-N-561): This well-preserved house exhibits more Eastlake/Stick-style characteristics than any other in the neighborhood and was likely among the first built in the area. Basically gable-roofed, it has a projecting section near the middle of the house creating an L-shaped facade with a shed-roofed porch in the angle of the ell. Fenestration is flat-topped, set singly and in pairs, and some horizontal Stick-style trim is noted on the exterior. In the pediments of the gables are round-arched windows. (c. 1890)
75. 1019 Vine Street (CP-N-562): Cross-gable vernacular wood house with recessed porch in southwest corner and garage in basement of house. Fenestration flat-topped, 1/1, without notable ornament (c. 1910).
76. 1015 Vine Street (CP-N-563): Judging from the 1910 *Sanborn Fire Insurance Map* for Newport, this was originally a dependency associated with 1019 Vine Street. Following this logic, it was converted to use as a residence. It is vernacular in character, gable-roofed, with vinyl siding and no architectural embellishment. The main body of the house is 2 stories in height and a 1-story rear section is appended to the east elevation (c. 1900).
77. 1013 Vine Street (CP-N-564): The property was originally 2 stories in height but following a fire the top story was removed, with a loss of integrity (c. 1900; NC).
78. 1101 Park Avenue (CP-N-565): This is a very well-preserved Craftsman-style Bungalow of brick construction with a laterally-oriented gable roof of tile (the only such roof in the neighborhood). Large hipped dormer and recessed porch on the facade. Side entrance on east elevation with tile-clad hood. The level of design attention indicates that this was architect-designed but the identity of the designer is not known (c. 1920)
79. 1103 Park Avenue (CP-N-566): This is one of three adjacent houses dating from the 1920s. It is of buff-colored brick construction and Arts-and-Crafts style in design. The level of design attention indicates that this was architect-designed but the identity of the designer is not known. The main body is hipped-roofed, with paired gables with broad eaves extending forward on the facade. One of the gables creates an entrance bay, beside which is an open patio on the east side of the facade. A one-car integral garage is built into the basement (c. 1920).

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80. 1105 Park Avenue (CP-N-567): This is one of three adjacent houses dating from the 1920s. It is a Bungalow of red brick with a laterally-oriented gable roof and a hipped dormer on the facade above a recessed front porch supported by brick piers. Fenestration flat-topped, 1/1. A hipped-roof hood shields the side entrance on the west elevation and an integral garage is in the basement of the facade. The level of design attention indicates that this was architect-designed but the identity of the designer is not known (c. 1920).
81. 1107 Park Avenue (CP-N-568): This is a 2-story brick vernacular residence with a hipped roof and extended gables on the facade and side. Fenestration is flat-topped set singly and in pairs; a large oversized window with a transom is on the facade. Extending across the facade is a 1-story wood porch with replacement wood balusters and railing, compatibly designed. Smooth-dressed stone water table above foundation of coursed rubble. The house is depicted on the 1910 *Sanborn Fire Insurance Map* for the area (c. 1900).
82. 1109 Park Avenue (CP-N-569): This is a vernacular brick house with a hipped roof and 2-bay facade with an open wood porch supported by attenuated Doric columns and trimmed with a turned spindle balustrade. Skylights have been inserted into the hips of the roof. Fenestration is flat-topped, 1/1, with plain sills and lintels. On the west elevation near the front of the house is a round-arched window which likely opens into a stair hall. One-story section and screened-in porch at rear (c. 1900).
83. 1111 Park Avenue (CP-N-570): This is a stucco-clad Colonial Revival-style house of 2½ stories, with a 2-bay facade and paired gable dormers on the laterally-oriented gable roof. Windows on the facade are 1/1, set in pairs, with a single plain sill and plain stone lintel at each window. A smooth-dressed stone water table caps the coursed rubble foundation (c. 1905).
84. 1113 Park Avenue (CP-N-571): This appears to be among the earlier residences erected in the district. Its facade is dominated by a large slate-sided stylized Mansard with gable wall dormer centered thereon, with paired 4/4 windows and imbricated shingles in the pediment. A one-story hipped-roofed porch, supported by turned posts and capped with a standing-seam metal roof, extends across the facade. The cornice level is articulated by decorative diagonal wood siding and Italianate-style sandwich brackets. One small addition has been made at the rear of the building on the east elevation and two garage stalls of concrete block with a perforated red brick railing have been built into the bank in front of the house, within the period of significance (c. 1890).
85. 1115 Park Avenue (CP-N-572): One-story L-shaped vernacular cottage of wood, set on a foundation of coursed rubble and clad in vinyl siding (c. 1900).
86. 1117 Park Avenue (CP-N-573): This vernacular cottage appears on the 1910 *Sanborn Fire Insurance Map*, a later map notes it to have "brick siding," suggesting that a veneer was added to provide its present

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appearance. It is gable-roofed with a gable-end orientation to the street, with a 1-bay porch on the west side of the facade, set on a foundation of rock-faced concrete block. Fenestration is flat-topped, set singly and in pairs, with concrete sills and soldier-course lintels. Chronologically-inappropriate exterior fixed shutters (c. 1900).

87. 1119 Park Avenue (CP-N-574): This house appears to be among the earlier built in this neighborhood and incorporated a gable-end-oriented main section behind which is a laterally-oriented gable-roofed section, accounting for an L-shaped facade. A shed-roofed porch with replacement supports, is in the angle of the ell. Fenestration is flat-topped and one window unit on the facade has an art glass transom (c. 1900).
88. 1121 Park Avenue (CP-N-575): This appears to be one of the earlier residences built in the neighborhood, and features a shed roof with a stylized Mansard on the facade and a centered Mansard wall dormer. Small in scale, it has a 2-bay facade on the first story and one above. A small front porch with a solid wood upper railing extends across the facade and a garage of rock-faced concrete block has been built into the bank in front of the house (c. 1890).
89. 1123 Park Avenue (CP-N-576): This modest 1½-story cottage is of wood construction with the exterior surfaces clad in asbestos shingles. Gable-roofed with a gable-end orientation to the street, gabled dormers have been added to the east and west elevations. Gable-end-oriented front porch with wrought iron replacement balustrade and supports. Concrete block garage built into the bank in front of the building (c. 1900).
90. 1125 Park Avenue (CP-N-577): This gable-end oriented wood house was undergoing a major unsympathetic alteration at the time of the survey, resulting in a loss of integrity. (c. 1900; NC)
91. 1127 Park Avenue (CP-N-578): This is a single-story vernacular wood cottage with gable roof and gable-end orientation, with a 1-story open porch extending across the facade. A gable-roofed garage is built into the bank in front of the house (c. 1900).
92. 1129 Park Avenue (CP-N-579): This appears to be one of the earlier brick homes built in this neighborhood and has undergone relatively little exterior alteration. Extant is the original entrance porch, located on the side elevation. The porch retains Eastlake-style trim including sawn ornament and turned posts. Fenestration is flat-topped and horizontal stone beltcourses are located along the facade (c. 1890).
93. 1131 Park Avenue (CP-N-580): Local sources identify this wood house to have housed the Cote Brillante municipal offices on the ground floor, in the area currently containing a garage but still distinguished by a locally-distinctive shed-roofed hood with brackets. 2-bay facade with dormer. (c. 1890).

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94. 1135 Park Avenue (CP-N-581): This Arts-and-Crafts-style cottage has a gable-end oriented facade with a corresponding gable-roofed porch offset on the west side of the facade. No notable ornament. A 1-car garage is set into the basement on the east side of the facade (c. 1920).
95. 1143 Park Avenue (CP-N-582): This is a modest vernacular cottage of wood with a gable roof and gable-end orientation to the street. A hipped-roofed front porch extends across the facade, featuring a perforated brick balustrade and a single-car garage in the basement beneath. An exterior stepped-shoulder brick chimney is on the west elevation as is a gable dormer (c. 1920).
96. 1145 Park Avenue (CP-N-583): This is among the earlier homes built in the neighborhood and employs a plan seen throughout the area including a laterally-oriented gable-roofed rear section and a gable-end oriented section projecting forward and creating an L-shaped facade with a porch in the angle of the ell shielding the main entrance on the side of the house. Imbricated shingling in pediment of gable on facade. Non-historic siding and replacement sash, and 2-car garage built into the bank in front of the house (c. 1890).
97. 1149 Park Avenue (CP-N-584): Among the earlier homes in the neighborhood, this house has a gable roof and is gable-end oriented to the street, with a 2-bay facade and the entrance offset on the east side of the facade. Fenestration flat-topped, 1/1, with no notable ornament. Exterior clad is asbestos shingles. Open wood porch on facade, supported by Doric columns. Enclosed side porch (c. 1890).
98. 1151 Park Avenue (CP-N-585): This is a remarkably unaltered one-story L-shaped wood cottage with the main entrance in the angle of the ell. Weatherboard siding and decorative shingling and a diamond-shaped louvered vent in the pediment of the gable. Fenestration flat-topped, 1/1, with pedimented head on a paired window on the facade, articulated by incised trim and stylized pilasters (c.1900).
99. 1153 Park Avenue (CP-N-586): This is one of two adjacent nearly repetitive house types, incorporating brick construction and stepped-back facade with a porch in the angle of one of the ells, and a round window with stylized trim opening into what may be an interior stair. Fenestration is segmental arched, with windows set singly and on the facade, as a paired unit (c. 1890).
100. 1155 Park Avenue (CP-N-587): This is one of two adjacent nearly repetitive house types, incorporating brick construction and stepped-back facade with a porch in the angle of one of the ells, and an oval window with stylized trim opening into what may be an interior stair. Fenestration is segmental arched, with windows set singly and on the facade, as an oversized unit with a transom. (c. 1890)
101. 1157 Park Avenue (CP-N-588): This is a vernacular house of wood with a rear section having a laterally-oriented gable roof and the front section with a gable-end oriented plan, creating an L-shaped facade; the main entrance is in the angle of the ell, shielded by a modest porch with replacement supports.

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Fenestration is flat-topped, with replacement sash and chronologically-inappropriate shutters. Exterior clad in vinyl siding (c. 1890).

102. 1159 Park Avenue (CP-N-589): This is one of two adjacent repetitive houses, executed in wood, with a hipped roof and a projecting gable-end oriented section on the east side of the facade, within which is the main entrance to the house. Open wood porch with replacement supports and balustrade. Above the porch are four fixed-light sash and a large brick chimney with three chimney pots penetrates the roof near the center of the house (c. 1890).
103. 1161 Park Avenue (CP-N-590): This is one of two adjacent repetitive houses, executed in wood, with a hipped roof and a projecting gable-end oriented section on the east side of the facade, within which is the main entrance to the house. Open wood porch with replacement supports and balustrade. Above the porch are paired horizontal sash and a large brick chimney with chimney pots penetrates the roof near the center of the house (c. 1890).
104. 1163 Park Avenue (CP-N-591): This is a stylized brick Bungalow with a laterally-oriented gable roof and large wood shed dormers on both the facade and rear. Windows are flat-topped with multi-component units. A garage is in the basement, accessed from the facade. The house is likely the latest built in the Cote Brillante neighborhood (c. 1950).
105. 1165 Park Avenue (CP-N-592): This is among the earlier homes erected in Cote Brillante and employs a stylized Mansard with a large center gable dominating the facade. The Mansard is slate-side and the eaves have Italianate-style sandwich brackets. Fenestration is flat-topped, set on plain sills and capped with plain stone lintels. The windows are set singly and in pairs, and on the facade is a paired unit with a single transom. Main entrance is on east elevation, with replacement brick porch (c. 1890).
106. 1152 Park Avenue (CP-N-593): This 1930s wood cottage is 1 story in height with a recessed porch on the west side of the facade. The principal roof is hipped, with projecting gables. Fenestration flat-topped, set singly and in groups, and yellow brick chimneys serve a fireplace and the furnace. (c. 1930)
107. 1144 Park Avenue (CP-N-594): This Italianate vernacular house incorporates a main section with a modest bracketed cornice and centered windows and a rear section which contained the original main entrance door. A large wood addition has been built onto the east elevation. The house is one of several similarly-detailed Italianate vernacular homes in the area (c. 1890).
108. 1140 Park Avenue (CP-N-595): This is one of several similarly-detailed houses in the neighborhood, some executed in brick and others in wood. This is of brick, and has a stylized slate-clad Mansard with a large gable wall dormer centered thereon. Italianate cornice with brackets. The front porch is glass-enclosed and an addition has been built onto the east elevation glass-enclosed porch (c. 1890; NC)

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109. 1138 Park Avenue (CP-N-596): This is a vernacular brick residence with a hipped roof and a forward-projecting gable wing on the east side of the facade, creating an L-shaped facade. The main entrance is on the west side of the facade and is shielded by a 1-bay hipped-roof porch with modest original wood supports. Fenestration flat-topped, 1/1, with an oversized single-light window with an art glass transom on the facade. In the pediment of the gable on the facade is a round-arched window, a motif seen elsewhere in the neighborhood (c. 1890).
110. 1136 Park Avenue (CP-N-597): This house represents a repeated form in the neighborhood, incorporating a hipped-roofed main body with a forward-projecting gabled wing, in this case on the east side of the facade. The main entrance is on the west side of the facade, shielded by a shed-roofed porch with a pediment over the main door. The porch is trimmed with original Eastlake-style turned ornament and has a replacement modern wood balustrade (c. 1890).
111. 1134 Park Avenue (CP-N-598): This brick house employs some Colonial Revival-style characteristics. It has a gable roof and is gable-end oriented, with a full return of the cornice on the facade and paired pedimental windows. A shed dormer is on the west elevation. Fenestration is flat-topped, 1/1, with windows set singly and in pairs on plain stone sills and with plain stone lintels. An oversized single-hung 1-light window with an art glass transom is on the facade and an original porch of one bay shields the main door which is on the west side of the facade (c. 1905).
112. 1132 Park Avenue (CP-N-599): This is a locally-distinctive gable-end oriented wood house with a recessed entrance on the west side of the facade, shielded by a pedimented portico with Eastlake-style turned and sawn posts and trim. Fenestration flat-topped, 1/1, set singly and in pairs. In the peak of the pediment on the facade is incised wood trim (c. 1900).
113. 1130 Park Avenue (CP-N-600): This is a gable-roofed American Foursquare of wood, clad in vinyl siding, with a gable-end-oriented front porch and solid wood posts and railing. One paired window unit on upper facade (c. 1910).
114. 1128 Park Avenue (CP-N-601): This house incorporates a laterally-oriented gable-roofed rear section and a gable-end oriented front section, creating an L-shaped facade. The rear section has chamfered corners. A wrap-around veranda extends across the facade and around a portion of the west elevation, with standing-seam metal roof and replacement wood supports and balustrade. Fenestration is flat-topped, with 1/1 sash set singly and in groups. In the pediment of the facade is a stylized Palladian motif with shingled finish (c. 1890).

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115. 1126 Park Avenue (CP-N-602): This is one of a series of similarly-designed Italianate vernacular residence with a modest bracketed cornice and L-shaped facade with the main entrance on the side elevation. Fenestration is flat-topped, 1/1, with window set singly and in groups (c. 1890).
116. 1124 Park Avenue (CP-N-603): Vernacular wood house with laterally-oriented gable roof and forward-projecting gable section on the west side of the facade, beside which is the main entrance which is recessed beneath the slope of the roof. Fenestration is flat-topped, 1/1, with plain surrounds (c.1900).
117. 1114 Park Avenue (CP-N-604): This house replaced a wood house shown on historic *Sanborn Fire Insurance Maps*. While architecturally compatible with the neighborhood, including Italianate-style brackets seen elsewhere in the neighborhood, it dates from well outside the area's period of significance and is a non-contributing resource within the context of the district.(2004; NC)
118. 2 Camryn Court: (CP-N-249): This was the carriage house for the Charles Wiedemann house which is located immediately to the northwest. Listed in the National Register with the Wiedemann house, it has been sensitively rehabilitated and converted for residential use. (c. 1890; previously listed and not included in resource count)
119. 1102 Park Avenue (CP-N-249): This spacious estate home was built for the Wiedemann family, Newport brewers, from designs by the premiere Cincinnati architectural firm of Samuel Hannaford and Sons. It is individually listed in the National Register along with its carriage house which stands immediately to the southeast. (c. 1890; previously listed and not included in resource count)
120. 1035 Park Avenue (CP-N-605): This is a gable-roofed brick American Foursquare, with a gable-end orientation and a hipped-roofed brick front porch with brick piers and a plain wood spindle balustrade. 2-bay facade with main entrance offset in the east side. Fenestration flat-topped, 1/1, with plain stone sills and lintels. Rectangular hipped-roofed oriel on east elevation, likely part of a dining room as was the custom of the day (c.1910).
121. 1033 Park Avenue (CP-N-606): This is one of the earlier houses built in the neighborhood and exhibits a laterally-oriented gable roof and a 2-bay facade with the main entrance offset on the east side. Most fenestration is flat-topped; on the second story of the facade are segmental-arched single-light windows. Extending across the facade is a hipped-roofed porch with elaborate Eastlake-style turned posts and upper and lower balustrade (c. 1890).
122. 1031 Park Avenue (CP-N-607): This is a gable-end oriented American Foursquare of wood, with much of the exterior clad in vinyl siding. The pediment of the gable on the facade is finished in imbricated shingles and has a paired window unit. Original hipped-roofed porch extends across facade,. Supported by Doric columns and retaining original turned spindle balustrade. Main entrance offset on west side of

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facade, with sidelights. Fenestration flat-topped, including an oversized window with an art glass transom on the facade (c. 1910).

123. 1029 Park Avenue (CP-N-608): Among the earlier homes in the neighborhood, this vernacular wood house features a stylized slate-sided Mansard (a design feature seen elsewhere in the area), with a large wall dormer. A one-story porch with standing-seam metal roof extends across facade, with replacement wood supports and balustrade and a pediment over the main entrance which is on the west side of the facade. Fenestration is flat-topped, 1/1, including a large window with a transom on the facade (c. 1890).
124. 1027 Park Avenue (CP-N-609): Among the earlier homes in the neighborhood, this vernacular wood house features a stylized Mansard (a design feature seen elsewhere in the area), with a large wall dormer and Italianate-style bracketed cornice. A one-story hipped-roofed porch extends across the facade, with replacement balustrade and supports. Fenestration flat-topped. A rear wing, shown on the 1910 *Sanborn Fire Insurance Map* as being of one story, is now two stories in height (c. 1890).
125. 1025 Park Avenue (CP-N-610): This is an L-shaped vernacular house with intersecting gable roof of standing-seam metal and a wrap-around veranda on the facade and a portion of the east elevation. The original 1-story veranda has been replaced with one of 2 stories. Most fenestration is flat-topped including a single-hung window in the shingled pediment on the facade. On the first story is a large segmental-arched multi-unit window assembly which appears to be original to the house (c. 1890).
126. 1023 Park Avenue (CP-N-611): Among the earlier homes in the neighborhood, this vernacular wood house features a stylized Mansard (a design feature seen elsewhere in the area), with a large wall dormer. A one-story gable-end-oriented porch extends across the facade, with brick piers and balustrade. Fenestration is flat-topped (c. 1890).
127. 1019 Park Avenue (CP-N-612): Shown on the 1910 *Sanborn Fire Insurance Map* as a one-story house, this property was undergoing major unsympathetic alteration at the time of the preparation of the nomination, with a loss of integrity (c. 1900; NC).
128. rear, 1019 Park Avenue (CP-N-612): 1-story wood frame garage clad in rock-faced metal siding (c. 1920)
129. 1017 Park Avenue (CP-N-613): Among the earlier homes in the neighborhood, this vernacular wood cottage is 1-story in height and features a hipped-roofed Eastlake-style porch with turned posts and upper and lower spindle balustrades and sawn fan brackets. Fenestration is flat-topped and the 3-bay facade has the main entry offset on the east side (c. 1890).
130. 1015 Park Avenue (CP-N-614): Among the earlier homes in the neighborhood, this vernacular wood house features an Italianate-style bracketed cornice (a design feature seen elsewhere in the area), with a

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one-story hipped-roofed porch extending across the facade, with replacement balustrade and supports. Fenestration is flat-topped with non-historic inoperable shutters (c. 1890).

131. 1013 Park Avenue (CP-N-615): Among the earlier homes in the neighborhood, this vernacular wood house features an Italianate-style bracketed cornice, a laterally-oriented gable roof, and a gable-end oriented porch with brick piers and a perforated brick railing. Fenestration is flat-topped, 1/1, including a pair of small windows (larger than "eyebrow" windows) set partially within the cornice on the facade (c. 1890).
132. 1011 Park Avenue (CP-N-616): This is a 1-story vernacular cottage of wood construction, L-shaped in plan, with a 2-bay facade and a replacement front porch set on a rock-faced concrete block foundation. Fenestration is flat-topped, 1/1, without notable ornament (c. 1900).
133. 506 Center Street (CP-N-617): This house was built late in the history of the Cote Brillante neighborhood. It is a single-story cottage with clipped gable roof, set on a raised foundation with a single-story garage in the basement, above which is a 1-bay front porch. Fenestration flat-topped, 1/1. No notable architectural ornament (c. 1930).
134. Stone retaining walls: A series of fieldstone retaining walls found throughout the district, some more highly articulated than others. These are counted collectively as a single contributing structure and typically extend along the inside edges of sidewalks, holding back the steep banks between the sidewalks and their associated houses (c. 1890 and after)
135. Roadways and alleys: Streets and alleys throughout the district, generally paved, which are counted singly as a contributing structure. (c. 1890 and after)

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8. Significance

The Cote Brillante Historic District is locally significant architecturally and meets National Register Criterion C. The period of significance of the district begins in 1889 with the platting of the Cote Brillante Subdivision and ends c. 1950, the estimated date of construction of the most recently-constructed of the district's historic buildings (1163 Park Avenue; Resource No. 104; CP-N-591). The district reflects its overall historic appearance, as most historic resources retain integrity of materials, setting, association, workmanship, design, and feeling.

The city of Newport dates from the last decades of the eighteenth century. In 1780, Virginian James Taylor sent his son, Hubbard, to survey 1,500 acres at the confluence of the Licking and Ohio Rivers. The elder Taylor intended to establish estates for his sons in the western reaches of the newly-independent United States. James Taylor's son and namesake (1769-1848) served as a brigadier general in the Kentucky militia during the War of 1812 and went on to become one of the most influential business leaders in the region during the second quarter of the nineteenth century and left his heirs more than 60,000 acres in Kentucky, including much of the greater Newport area in general and the Cote Brillante Historic District in particular.

Newport's long and varied history has been chronicled admirably in **Newport, Kentucky: A Bicentennial History** which was published in 1996. Its editor and co-authors divided the city's life into seven distinct periods, three of which span the period of significance of the Cote Brillante Historic District: Foundation, 1775-1795; Commercialization, 1796-1830; Industrialization, 1831-1871; Suburbanization, 1872-1899; Maturation, 1900-1936; and Tribulation, 1937-1959. The final period, Revitalization, 1960-1995, post-dates the period of significance.

The community grew slowly during the early decades of the nineteenth century, attaining a population of only 715 by 1830. Significant growth occurred in the first decades of the era of industrialization, and by the end of the period of significance an all-time high of more than 30,000 made Newport their home.

By the 1860s, expansion of the original core of the city had not progressed much beyond East Avenue (Fig. 4). Characteristic of Ohio River towns, the early population center was concentrated along

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the riverfront, on flood-prone lowlands. In 1872, the Louisville, Cincinnati, and Lexington Railroad opened its new bridge across the Ohio River between Newport and Cincinnati and

Newport's population continued increasing at a faster pace than Cincinnati's in the 1870s . . . The city expanded, created a modern infrastructure of public utilities, and prospered as its economy became more closely integrated with the neighboring cities of Cincinnati and Covington. Newport even sprouted its own suburbs, several of which would be annexed after 1900.⁴

Among these were the two subdivisions known as Ingalls Park and Cote Brillante.

Cote Brillante was established in an unincorporated section of Campbell County east of the city of Newport on a hillside overlooking both Newport and Cincinnati. On June 15, 1889, surveyor George G. Lindsay recorded in the Campbell County Court House a plat for Cote Brillante on behalf of the Cote Brillante Lot and Home Company.⁵ The plat noted that "the streets and alleys indicated are hereby dedicated to public use." The Cote Brillante Lot and Home Company had as its nominal president H. M. Healy, a Newport community leader who was secretary-treasurer of the Suburban Electric Illuminating, Heating, and Power Company. However the real force behind the endeavor--and behind much else in Newport at the time--was Samuel Bigstaff, a prominent Newport real estate speculator.⁶

Nearly larger than life, Samuel Bigstaff (1845-1912) was a Confederate veteran who settled in Newport after being interned at the Newport Barracks at the hands of Federal troops. After his release, he became a lawyer and embarked on a non-stop career of real estate development which altered forever the face of his adopted home town. He was an executor of the vast General James Taylor estate and oversaw the platting of the Mansion Hill⁷ and eastern Gateway areas which would eventually be annexed by city, as well as Fort Thomas and portions of Bellevue.

⁴Thomas L. Purvis, ed. **Newport, Kentucky: A Bicentennial History** (Newport: Otto Zimmerman & Son, 1996), p. 109.

⁵Cote Brillante Subdivision Plat, Campbell County Court House, Newport, Kentucky.

⁶Thomas L. Purvis, ed. **Newport, Kentucky: A Bicentennial History**. (Newport: Otto Zimmerman & Sons, 1996), p. 130.

⁷The Mansion Hill Historic District was listed in the National Register in 1979.

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Samuel Bigstaff found the outskirts of Newport virtually unpopulated, but managed to propel northern Campbell County into the forefront of expansion within greater Cincinnati by the late 1890s. Bigstaff was the architect of greater Newport's transition into a modern, prosperous, suburban community.⁸

For the new neighborhood, Bigstaff borrowed the name of a St. Louis neighborhood which he had visited.⁹ Derived from the French for "shining hill," the area in St. Louis was part of the Grand Prairie neighborhood and was named to commemorate a Native American burial mound.¹⁰ Newport's Cote Brillante Lot and Home Company acquired hillside property east of Newport with the intention of creating a new middle class suburb easily accessible to Newport, Covington, and Cincinnati. The plat map filed at the county court house¹¹ indicated that only three extant buildings stood on the land, a stable (presumably of wood) on Lots 114 and 115, a stable labeled "brick" on Lot 29, and a frame house straddling Lots 56, 57, 82, and 83. None of these buildings are extant and were likely removed before the neighborhood development began in earnest in the 1890s. The plat was recorded, streets and alleys were staked out and dedicated, and the sale of lots began. Deed records indicate that most lots sold for prices in the \$200-\$300 range.

A portion of the neighborhood known as Ingalls Park (Fig. 5) abutted Cote Brillante and is included within the district. Not only in immediate geographic proximity to Cote Brillante, the East Tenth Street (originally Water Works Road) portion of Ingalls Park developed concomitantly with Cote Brillante and is architecturally similar as well. Much of the remainder of Ingalls Park fell victim to the construction on I-471 and to a massive 2003 clearance in anticipation of a city-sponsored commercial development project.

Ingalls Park was platted in 1890 as one of several residential subdivisions platted and marketed by the heirs of General James Taylor under the direction of the estate's trustee, William H. Harton. As

⁸Purvis, **Op. Cit.**, p. 175.

⁹**Ibid.**, p. 130.

¹⁰Internet website <http://stlouis.missouri.org/neighborhoods/history/grand/streets12.htm>

¹¹"Cote Brillante," Campbell County Recorder's Office, Newport, Kentucky.

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with Cote Brillante, Samuel Bigstaff was behind the development of Ingalls Park.¹² The new neighborhood included Grand Avenue (commemorating the Grand Army of the Republic, the renowned Civil War veterans' organization), Water Works Avenue (now East Tenth Street), and Chesapeake and Ohio Avenues, named after the railroad of the same name. The subdivision bore the name of Chesapeake & Ohio Railway president Melville Ezra Ingalls, who two years previously had taken control of the C & O from Collis Huntington. Ingalls was also president of the Vanderbilt-owned Chicago, Cleveland, Cincinnati & Louisville (popularly known as the "Big Four System"); he held both presidencies concurrently for the next decade.¹³

Promotional publications (Fig. 5) for the new subdivision effusively heralded Ingalls Park as "the finest and most accessible Subdivision ever offered to the public."¹⁴ A new passenger depot (not extant) was built along the C & O line which ran along the north periphery of the neighborhood. Lots were sold for between \$300 and \$400 and interest-free financing of \$1.00 per week was offered to those who wished to relocate. Living in Ingalls Park--and Cote Brillante--offered freedom from Newport city taxes while guaranteeing good roads, easy access both to the C & O and to streetcar lines, and water service provided by the city of Newport. Not mentioned was the fact that the area was free of the threat of flooding, a significant incentive in the wake of the Flood of 1884 which had devastated the community only five years before. Speculators and new residents alike acquired property in Ingalls Park. Characteristic of such acquisitions is that of John Schroll, who in 1897 acquired fourteen lots; one of them was sold to Bert Meshbowsky who built a house now at 750 East Tenth Street (CP-N-512; Resource No. 73).

Like Ingalls Park, owner-occupants as well as real estate speculators purchased lots and erected new homes in Cote Brillante. A typical transaction is that for the property at 1103 Vine Street (CP-N-560; Resource No. 72). Walter Bennett, president of the Newport Pressed Brick and Stone Company, acquired the lot in 1898 from the Lot and Home Company and likely erected a new house shortly

¹²**Ibid.**

¹³C & O Railway Historical Society website: <http://www.cohs.org/history/history.htm>

¹⁴*Kentucky Journal*, August 29, 1891.

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thereafter. Bennett lived across the street at 1108 Vine Street¹⁵ (CP-N-553; Resource No. 45). His plant was located at the corner of Vine and East 11th Street (on the site of Resource No. 73) and likely produced much of the brick used in the development of the neighborhood. Bennett held the Vine Street house until 1912 when he sold it to Simon Meshbowsky. Also a speculator, Meshbowsky owned additional property in nearby Dayton, Kentucky until he encountered financial difficulty in 1915 and the property was repossessed by the Germania Building and Loan Association. Homes typically sold for \$3,000 in the early years of the twentieth century, rising by one-third to one-half by the 1920s.

By far the largest property ever erected in Cote Brillante is the 1890s mansion (CP-N- 249; Resource No. 119; Fig. 1) built under the ownership of the widow of Newport brewer George Wiedemann, but occupied by her son, Charles Wiedemann (1867-1928). Three stories in height and of brick construction the Wiedemann house “is a splendid example of late 19th-century residential architecture and a notable example of the combination of conspicuous consumption and refined taste that distinguished many of the industrialists of the Cincinnati area during the prosperous, if often troubled, decades before World War I.”¹⁶ Listed in the National Register in 1984, the Wiedemann house appears in the Resource Inventory but not in the resource count for the district. Nonetheless, it irrefutably contributes to the historic character of the district.

Much of Cote Brillante was built prior to 1910. A neighborhood public school was erected on lower Park Avenue (not extant); it appeared in the 1902 *City Directory* as Cote Brillante School and as District School 14 on historic *Sanborn Fire Insurance Maps*.¹⁷ The neighborhood was largely German Catholic and the faithful worshiped at St. Steven’s Church in Newport. Responding to the growth of the neighborhood, the Diocese of Covington established a new parish and St. Francis DeSales Church and a parochial school were erected on Grand Avenue, outside the district.¹⁸ Both the church and school are slated for demolition as part for the aforementioned commercial development project. Other than the church and school, no institutional growth occurred in the district and few commercial

¹⁵Covington *City Directories*.

¹⁶Walter A. Langsam, “Charles Wiedemann House,” National Register of Historic Places nomination, 1984.

¹⁷*Sanborn Fire Insurance Maps, Newport, Kentucky*. (New York: Sanborn Fire Insurance Company, 1931).

¹⁸Paul E. Ryan. **History of the Diocese of Covington, Kentucky** (Covington: Diocese of Covington, 1954), p. 704-705.

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buildings were ever in Cote Brilliante. Within the district, research has identified only the building at the northwest corner of Park Avenue and East Tenth Street as having served a commercial use, housing the confectionary of Joseph W. Davis according to the 1902 *City Directory*. The property at 1131 Park Avenue housed Cote Brilliante's municipal offices until its annexation by the city of Newport in the 1920s.¹⁹

Ingalls Park and Cote Brilliante became home to workers and managers alike and, as noted above, to the Charles Wiedemann family. The *City Directories* for Newport and Covington also included Cote Brilliante and Ingalls Park and portrayed a broad cross-section of professionals, artisans, and laborers throughout the neighborhood. Illustrative is the following compilation, drawn from the 1902 *City Directory*:

Fred Bloesing, brewmaster, 1131 Park Avenue
Benjamin Bognar, machinist, Park Avenue (not numbered)
Carl W. Boss, news agent, 1025 Park Avenue
Napoleon Boyd, laborer, Vine Street (not numbered)
John, J. Clifford, Chester, and Charles Bucher, stairbuilder, shoemaker,
engraver, and clerk, respectively, 1145 Park Avenue
William Byram, letter carrier, 1032 Park Avenue
Donald Craig, clerk, 1109 Vine Street
Peter, Jouis J., and William R. Hughes, teamster, bookkeeper, and
silverplater, respectively, 1013 Vine Street
Edward A. Lear, manager Wiedemann Brewing Co., 1116 Vine Street

The neighborhood became a fully-settled suburb within the greater Cincinnati metropolitan area. It was referred to as the "town" of Cote Brilliante as well as the "city" of Cote Brilliante in deeds filed during the first two decades of the twentieth century. A 1907 election reported in the *Kentucky Post* noted that "trustees" were elected.²⁰

As part of a major effort to increase its land mass, the city of Newport first attempted to annex Cote Brilliante in 1912. A total of five unincorporated Campbell County communities were forced to vote on the proposition and all rejected the overtures of the significantly larger Newport. In the 1920s,

¹⁹Information provided by local historian Michael Sweeny, December, 2004.

²⁰*Kentucky Post*, November 6, 1907.

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however, Newport's annexation initiatives bore fruit and a small portion of Cote Brillante was annexed in 1921, followed three years later by the remainder of the neighborhood. Ingalls Park, which had rejected earlier attempts at annexation by Cote Brillante, was itself annexed by Newport in 1936, becoming "the City's last major acquisition."²¹

Throughout the balance of the period of significance, the Cote Brillante Historic District remained a solid middle-class residential neighborhood whose appearance had changed little since it had been nearly built-out in the 1930s. With the burgeoning suburban sprawl which characterizes much of northern Kentucky, the demographics of the neighborhood have changed, but its overriding character remains intact.

With respect to Criterion C, the district contains diverse examples the some of the styles of domestic architecture popular during the period of significance. Among these are the Italianate, Colonial Revival, and Craftsman, and several houses exhibiting intact and highly-detailed Eastlake-style ornament. In addition, the district includes a concentration of locally-significant although less formally-designed buildings dating from the last decade of the nineteenth century and the early decades of the twentieth. Specific examples of such buildings appear in Section 7.

The district's Criterion C significance is further supported by the presence in the district of work by a leading regional architect. Cincinnati's premiere architectural firm, Samuel Hannaford and Sons, was responsible for the design of the previously-listed Wiedemann house (NR 8/18/84; CP-N-249; Resource No. 119; Fig. 1) and likely of its high-style carriage house (CP-N-249 ; Resource No. 118) as well. The Hannaford firm was a leading practitioner of the time and counted among its commissions the Cincinnati Music Hall, Cincinnati City Hall, the Ohio State House Annex, a variety of substantial residential properties, and other public buildings in Ohio and elsewhere.²²

²¹Purvis, **Op. Cit.**, p. 179.

²²Withey, Henry, FAIA and Elise Rathburn Withey, **Biographical Dictionary of American Architects (Deceased)**. (1956; rpt. Los Angeles: Hennessey & Ingalls, 1970), p. 262-263.

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The significance of the Cote Brillante Historic District is vested in its position as a late-nineteenth- and early twentieth-century northern Kentucky suburb containing a densely-built-up concentration of minimally-altered historic domestic architecture.

Within the region, the district stands as a distinct entity, defined by its late nineteenth-century suburban plan and its abiding character as a modestly-scaled northern Kentucky suburb. Elsewhere in Newport and west of Cote Brillante, the Mansion Hill Historic District (NR 7/17/80; Boundary Increase 8/1/85) was also part of the James Taylor holdings, but dates from a generation earlier than Cote Brillante and contains houses of considerably more architectural pretension than those of Cote Brillante, including "Bellevue," the James Taylor mansion at 335 East Third Street, built c. 1840 in the Greek Revival style and extensively altered c. 1880. The original Mansion Hill district incorporates "a large, distinctive, and varied collection of nineteenth-century architecture considered the finest representation of the city's most prosperous era."²³ Immediately northwest of the Cote Brillante Historic District, the East Newport Historic District (NR 8/25/83) dates primarily from 1865 to 1915 and is dominated by the "Newport house," a two- to two-and-one-half-story, two-bay, side-passage house. Considerably larger than Cote Brillante, the East Newport district contains nearly 1,000 properties, including six industrial properties, six churches, and one school; as noted above, Cote Brillante is exclusively residential. Newport's Monmouth Street Historic District (NR 7/25/96) extends for an eight-block linear area and is largely commercial in character.

Another comparable historic district in northern Kentucky is the Erlanger Proper Historic District (NR 9/6/02), located in neighboring Kenton County southwest of Newport. Like Cote Brillante, Erlanger was developed by a land syndicate which ambitiously marketed its suburban building lots to Cincinnati commuters in the late nineteenth century. However, the bulk of Erlanger's development occurred between World War One and the 1940s, while Cote Brillante was essentially built-out by World War One. Also, the plan of Erlanger provided for larger building lots than those in Cote Brillante, resulting in considerably larger side-yard setbacks and a less dense construction pattern than that found in Cote Brillante. Physically, most of the Erlanger district is of wood construction, while brick dominates in Cote Brillante. Historically, both were associated with the railroad (Cote Brillante with the C & O and Erlanger with the Louisville and Nashville), but Erlanger developed along

²³Margaret Warminski, "Mansion Hill Historic District, Boundary Revision." National Register nomination, 1985.

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the Covington-Lexington Turnpike (later known as the Dixie Highway) and thus was subject to major cross-country vehicular traffic, while Cote Brillante's vehicular patterns were typically those of local commuters.

Elsewhere in Kenton County, the Covington Downtown Commercial Historic District (NR 6/9/83 with boundary increases in 1991, 1996, and 2001) is commercial in character and the other Covington districts exhibit more of an urban character than Cote Brillante.

In neighboring Boone County, west of Kenton County, the Burlington Historic District (NR 6/19/79; Boundary Reduction pending) is a rural county seat undergoing significant impact by the expansion of the Cincinnati-Northern Kentucky International Airport. Laid out in the 1790s, Burlington retains both log architecture and Federal and Greek Revival-style design, while Cote Brillante dates from a full century later and is characterized by domestic design tenets from the turn of the twentieth century and thereafter.

Beyond these, other districts in the region which can be compared to Cote Brillante include the Boone County districts in Florence, Petersburg, and Rabbit Hash. Florence, an incorporated city, appeared only as "Florence Cross Roads" in the 1883 county atlas, but grew significantly with the improvements made to the Covington-Lexington Turnpike (later the Dixie Highway). Florence possessed defined central business district and residential neighborhoods, but has been severely impacted by suburban development fed by Interstate 71/75 which pass through the city's western edge. Petersburg and Rabbit Hash, conversely, are Ohio River towns which are far more rural in character than is Cote Brillante. Rabbit Hash is an unincorporated and irregularly-arranged village anchored by an 1830s general store (Rabbit Hash General Store NR 1989) and Petersburg, also a river town, was anchored by a long-extinct distillery.

Cote Brillante stands as a locally distinctive late-nineteenth-century suburb laid out by Newport land speculators which represents the pattern of expansion of the community's late-nineteenth-century development from the lowlands of the Ohio River basin to the flood-free uplands south of the original city; further, the district meets the National Register Criteria for Evaluation as a northern Kentucky suburban neighborhood containing a concentration of formally-designed and vernacular domestic architecture dating from the 1890s to the 1940s.

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Oral interview with local historian Michael Sweeny, Covington, Kentucky, December, 2004.

Internet Source

C & O Railway Historical Society website: <http://www.cohs.org/history/history.htm>

Neighborhoods of St. Louis website: <http://stlouis.missouri.org/neighborhoods/history/grand/streets12.htm>

Public Records

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10. Geographical Data

VERBAL BOUNDARY DESCRIPTION

Beginning at the northeast corner of East Tenth Street and Park Avenue, then northwesterly along the eastern curbline of East Tenth Street c. 700' to the northwest property corner of the property at 782 East Tenth Street (Resource No. 33); then easterly along the northern lot line of the property at 782 East Tenth Street (Resource No. 33) c. 130' to the northeast corner of the lot at 782 East Tenth Street (Resource No. 33); then southeasterly c. 400' along the rear property lines of the properties fronting on East Tenth Street to the northern property line of the property at 1019 Vine Street (Resource No. 77); then easterly along the rear property lines of the properties fronting on Vine Street c. 110' to the northwest corner of the property located at 1023 Vine Street (Resource No. 74); then southwesterly c. 40' along the east property line of the property at 1023 Vine Street (Resource No. 74) to the northwest corner of the property at 1029 Vine Street (Resource No. 73); then southeasterly c. 100' along the northern property line of the property at 701 East 11th Street (Resource No. 73) and continuing across East 11th Street to the northwest curbline of East 11th Street; then northeasterly c. 40' along the southeast curbline of East 11th Street to the northwest corner of the property at 1103 Vine Street (Resource No. 72), then southeasterly along the rear property lines of the properties facing Vine Street c. 300' to the northeast corner of the property at 1135 Vine Street (Resource No. 58); then southeasterly c. 140' along the southeastern lot line of the property at 1135 Vine Street (Resource No. 58) and crossing Vine Street to the southwestern curbline of Vine Street; then southeasterly along the southwestern curbline of Vine Street c. 40' to the northeast corner of the lot containing the property at 1136 Vine Street (Resource No. 57); then southwesterly along the southeastern lot line of the property at 1136 Vine Street (Resource No. 57) c. 91' to the southwest curbline of an unopened portion of Hillside Alley; then southeasterly along the rear lot lines of the properties fronting on Park Avenue c. 300' to the northeast corner of the lot containing the property at 1165 Park Avenue (Resource No. 105); then southwesterly along the southeastern lot line of the property at 1165 Park Avenue (Resource No. 105) c. 90' to the northeastern curbline of Park Avenue; then northwesterly along the northeastern curbline of Park Avenue c. 130' to a point opposite the northeast corner of the lot containing the property at 1152 Park Avenue (Resource No. 106); then southwesterly along the southeastern lot line of the property at 1165 Park Avenue (Resource No. 106) c. 130' to the southeast corner of the lot containing the property at 1165 Park Avenue (Resource No. 106); then northwesterly along the rear

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property lines of the properties fronting on Park Avenue c. 700' to the southeastern curbline of Wiedemann Place (unopened); then northerly along the southeastern curbline of Wiedemann Place and crossing Park Avenue a total of c. 200' to the northwestern curbline of Park Avenue; then westerly along the northeastern curbline of Park Avenue c. 200' to the place of beginning.

BOUNDARY JUSTIFICATION

The boundaries of the nominated tract incorporate the extant resources found within the 1889 original plat of the Cote Brillante subdivision as well as those resources along East Tenth Street which are immediately adjacent to Cote Brillante and which have been historically, geographically, and culturally linked to Cote Brillante but lie in the Ingalls Place subdivision. The boundaries were selected to avoid empty lots and areas of new construction. The lands immediately outside the boundaries include a previously-listed historic district as well as railroad tracks, new construction, commercial development, and limited access highways, none of which enjoy any historical linkage to Cote Brillante.

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Photography Log

All Photographs:
Cote Brillante Historic District
Campbell County, KY
David L. Taylor, 2004
Kentucky Heritage Council, Frankfort, KY

1. Streetscape, east side East Tenth Avenue, looking northwest from Park Avenue.
2. Streetscape, north side Park Avenue, looking northeast from East Tenth Street
3. Streetscape, east side East Tenth Street, looking northeast from Vine Street
4. Early house at 702 East Tenth Street (Resource No. 9), looking northeast
5. Streetscape, east side East Tenth Street, looking northwest showing repetitive house types including those at 720 and 724 East Tenth Street (Resource Nos. 13 and 14) in foreground
6. One of two adjacent repetitive house types, 720 East Tenth Street (Resource No. 15)
7. One of two adjacent repetitive house types, 728 East Tenth Street (Resource No. 16)
8. One of two adjacent repetitive house types, 730 East Tenth Street (Resource No. 17)
9. Streetscape, East Tenth Street, looking northeast, with 750 East Tenth Street (Resource No. 22) in foreground
10. Distinctive concrete block cottage at 778 East Tenth Street (Resource No. 31), facade, looking southeast

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11. Streetscape East Tenth Street, looking southwest with 748 East Tenth Street (Resource No. 22) in foreground
12. Streetscape, southwest side Vine Street, looking southwest,, with Colonial Revival-style house at 1030 Vine Street (Resource No. 42) in foreground and Cincinnati skyline in background
13. Adjacent repetitive house types in 1100 block Vine Street, looking southwest
14. Early stylized Mansarded brick house at 1114 Vine Street (Resource No. 46), looking south
15. Repetitive houses at 1135 and 1133 Vine Street (Resource Nos 58 and 59), looking north
16. Streetscape, north side Vine Street, looking northwest, with 1127 Vine Street (Resource No. 61) in foreground
17. Similarly-detailed brick houses at corner of Vine and East 11th Street, with 1109 Vine Street (Resource No. 69) in foreground, looking northwest
18. Streetscape, 1100 block Park Avenue at East 11th Street, looking northwest with 1101 Park Avenue (Resource No. 78) in foreground and showing 1920s character of this portion of the district
19. Streetscape northwest side 1000 block of Park Avenue at Center Street, looking west with 1035 Park Avenue (Resource No. 120) in foreground
20. Streetscape, north side Vine Street, looking northwest, with 1111 Park Avenue (Resource No. 83) in foreground
21. One of two nearly repetitive house types at 1155 Park Avenue (Resource No. 100) looking north

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22. Streetscape, south side Park Avenue, looking west toward Prospect Street, with Park Avenue (Resource No. 108) on left.

23. Wiedemann Mansion, 1102 Park Avenue (Resource No. 119), looking south

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Fig. 1 This c. 1910 post card view shows the Charles Weidemann House (Resource No. 116; CP-N-249) and the viewshed which it claimed atop the Park Avenue hillside overlooking Newport, Covington, and Cincinnati. The ornamental plantings have been replaced by lawns.

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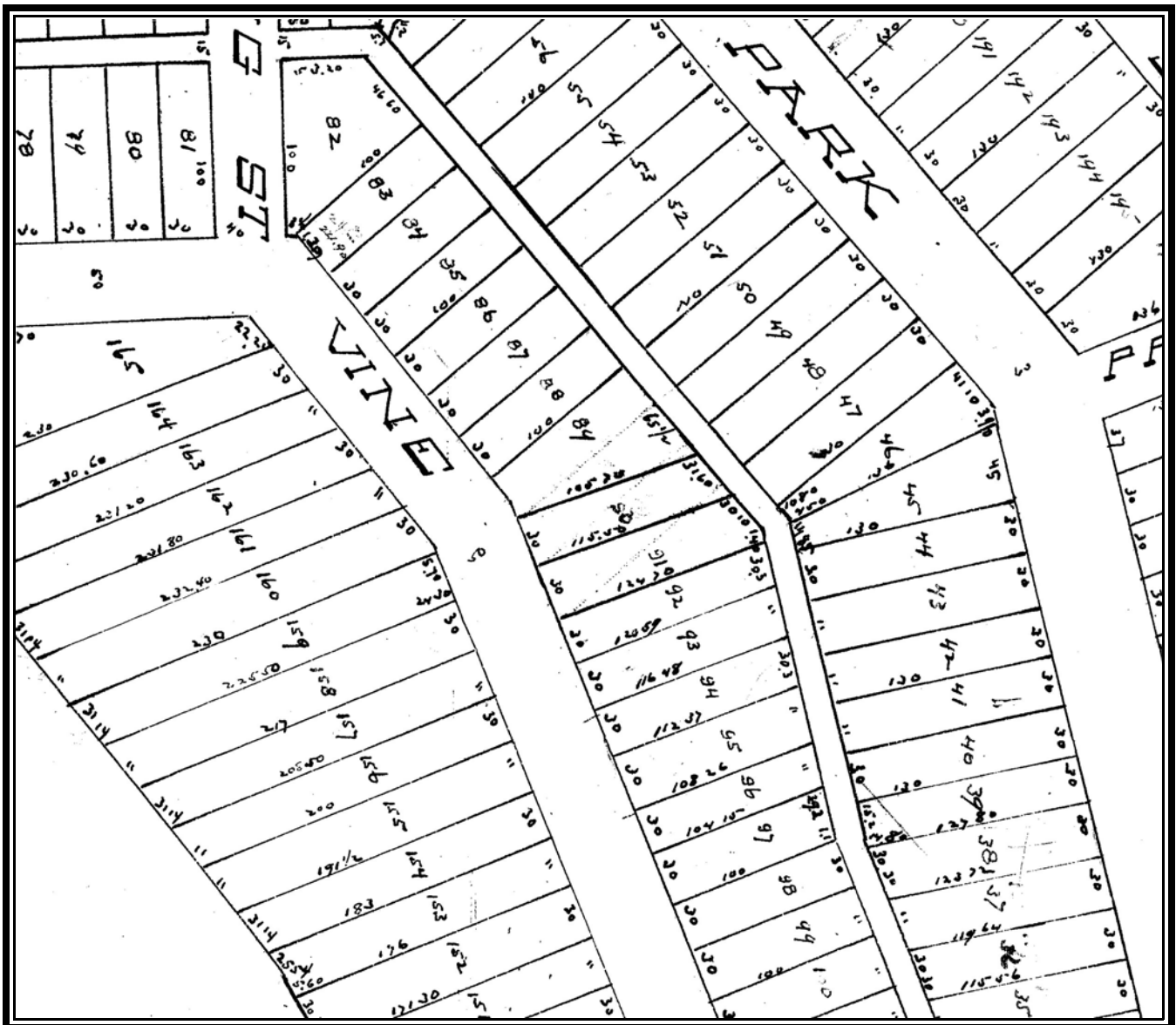


Fig. 2 The 1889 subdivision map for Cote Brillante shows elongated suburban building lots typically with a 30' frontage.

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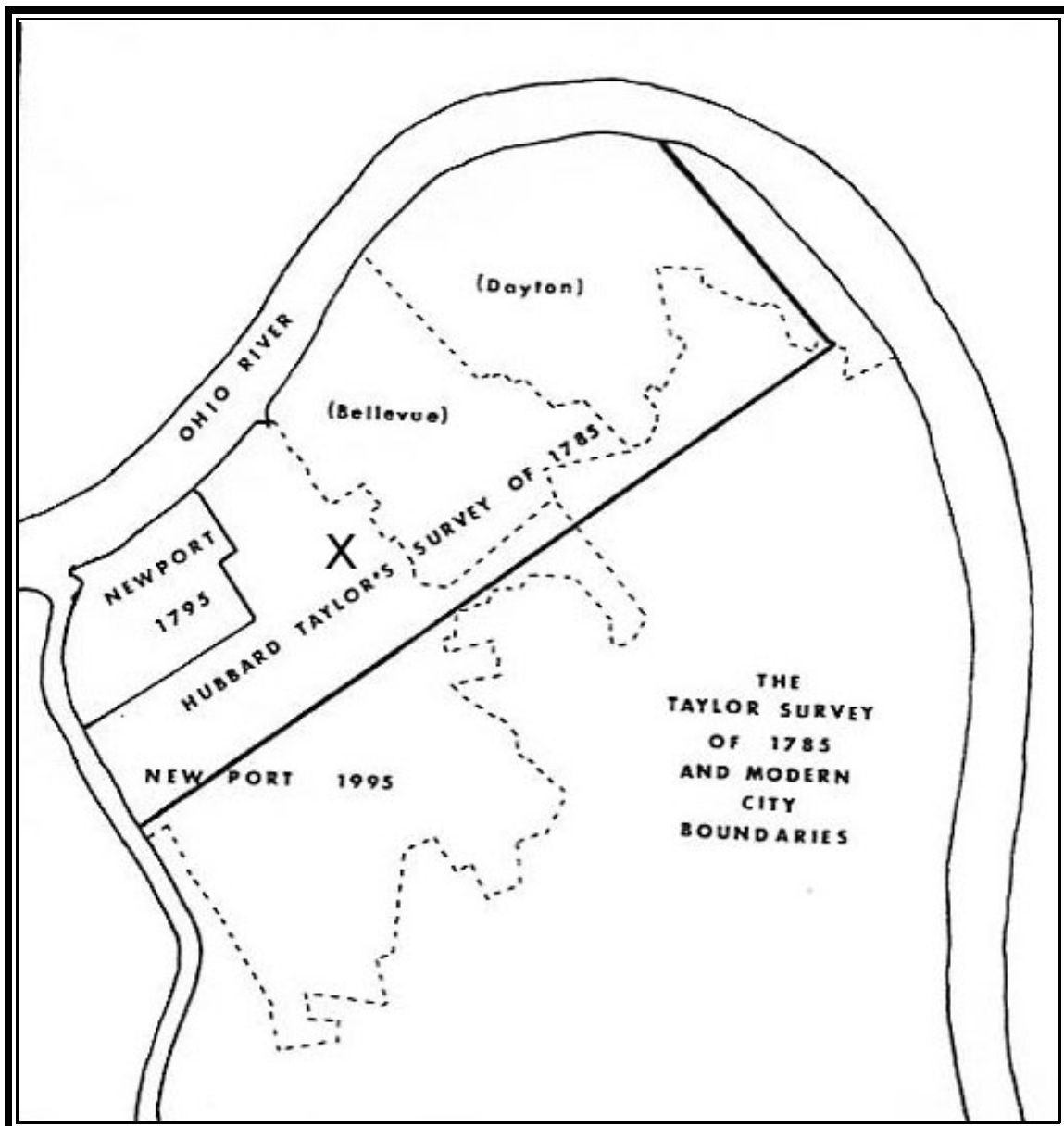


Fig. 3 The massive Newport land holdings of the Taylor family are depicted on this map created by Thomas Purvis, editor of **Newport, Kentucky: A Bicentennial History**. Shown is the 1,500-acre tract surveyed in the 1780s by Hubbard Taylor. The approximate location of the Cote Brillante Historic District is illustrated by the superimposed "X." (from Newport, Kentucky: A Bicentennial History).

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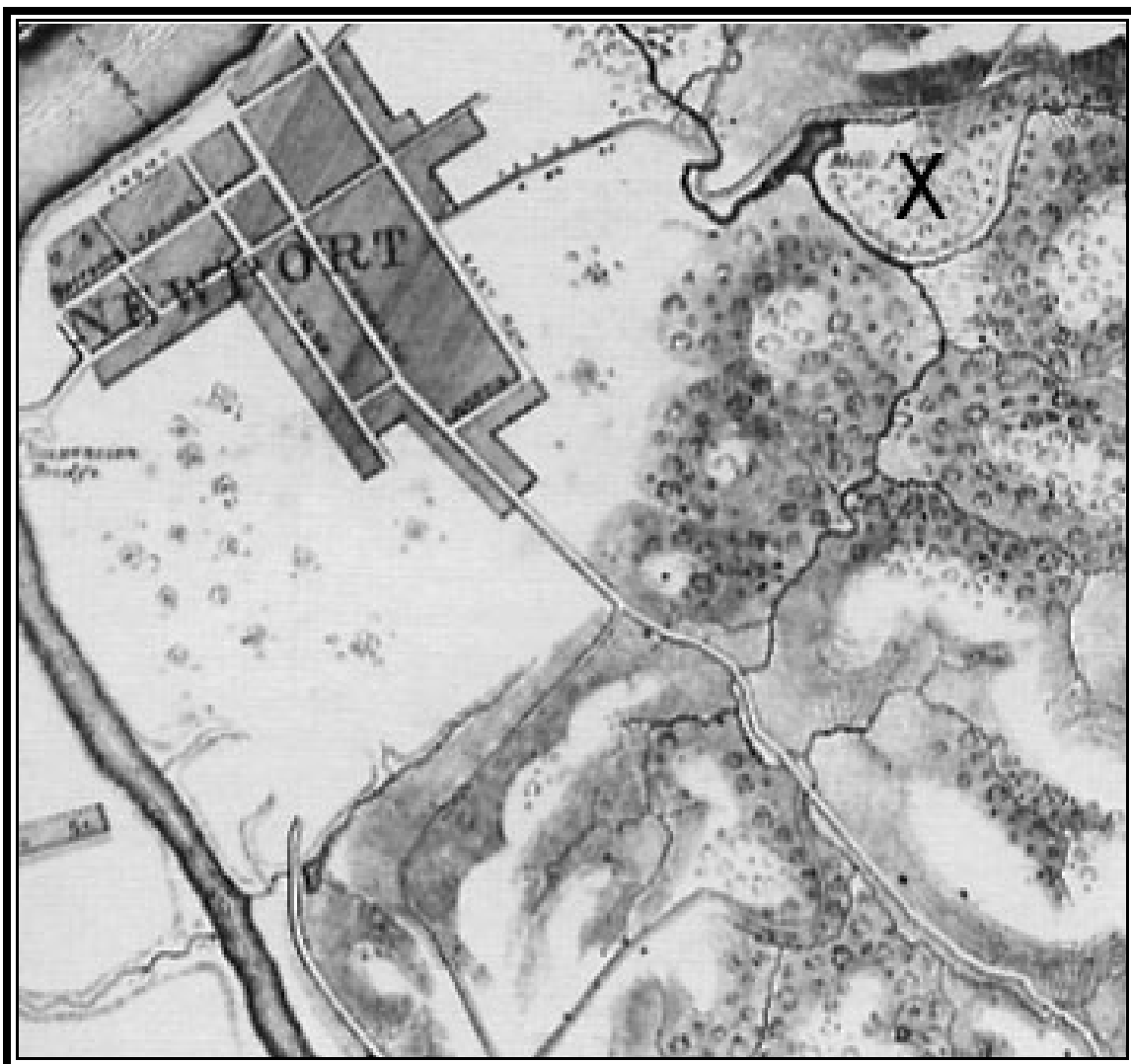


Fig. 4 This topographical map of the Newport environs illustrates the unsettled area which would become Cote Brillante and Ingalls Park thirty years later. The superimposed "X" shows the approximate location of the Cote Brillante Historic District. (from **Newport, Kentucky: A Bicentennial History**).

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KENTUCKY JOURNAL, SATURDAY, AUGUST 29, 1891

**MAP
OF
INGALLS PARK**
CAMPBELL COUNTY,
KENTUCKY
1890

INGALLS PARK
ADJOINING NEWPORT ON THE SOUTHWEST.

Every Purchaser of a Lot on the Ground Floor.

The first and most accessible habitation ever offered to the public. We will give a small farm at a nominal cost. - Bound Street leads from Cincinnati and runs through the Park to reach the Highlands. The Chesapeake & Ohio Railroad - with double tracks - passes through the property. Low fence, quiet time, elegant cars, polite and accommodating employees, all combined make this the ideal place to locate.

Beautiful C. & O. R. R. Station just completed and located in the Park.

This property is only 7 squares from two times of street cars running to Cincinnati.

LOTS 40 feet front by 175 feet deep. One dollar per Week. No interest, and what is better, no tax. No City Taxes. Good crops made. Newport Water runs from directly through the property.

Upon the payment of the first dollar you can select your lot.

Lots, \$500, \$75.00 and \$100.

ESTATE OF JAMES TAYLOR
(Deceased.)
WILLIAM H. HARTON, Trustee.

LOTS!

• LOCATED ON •

2nd, 3rd, 4th, 6th and 10th Streets,
Park and Lexington Aves., and Monroe Street,

FOR SALE!

The Finest Property around Cincinnati. Within Fifteen minutes' walk to Fountain Square. Rapid Transit. Finest Water and Lowest Taxes. Lots large, and range in price from \$10 to \$40 per front foot, with Improved Streets paid for, and located on high ground in the Eastern part of the City.

For Plats and other information, apply to the TRUSTEE,

No. 339 YORK STREET,
Opp. Court-House, **NEWPORT, KY.**

Fig. 5 This advertisement appeared in the August 29, 1891 issue of the *Kentucky Journal* and promoted the sale of lots in Ingalls Park. Cote Brillante appears on the map as well; the unmarked area left of Cote Brillante was hillside property. Included in the district is the area at the bottom of the map; much of the balance of Ingalls Park has been razed for commercial development. Coincidentally, this issue of the *Journal* was published on the day the Central Bridge was opened between Newport and Cincinnati; it appears near the bottom of the advertisement.